



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00019
Date Received: 1/13/14
Commission/Civic: Far Northwest Coalition
Existing Zoning: C-4 Application Accepted by: W. Reiss Fee: \$1,900⁰⁰
Comments: 3/28/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Variance for minimum/maximum number of parking spaces for a branch bank.

Chapter 3312, Section 49

Retail, 10,000 sf or less: 1:250 sf min., 1:200 sf max.

LOCATION

I. Certified Address Number and Street Name 7744 Sawmill Road
City Columbus State Ohio Zip 43016
Parcel Number (only one required) 590-191339-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Kelley Caruso - Huntington Bank
Address 37 W. Broad Street City/State Columbus, Ohio Zip 43215
Phone # 614-480-5173 Fax # 614-480-5395 Email kelley.caruso@huntington.com

PROPERTY OWNER(S):

Name Olde Sawmill Square Shopping Center
Address 250 Civic Center Drive, Ste. 500 City/State Columbus, Ohio Zip 43215
Phone # 614-228-5331 Fax # 614-224-4330 Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Brian Quackenbush, PE - EMH&T
Address 5500 New Albany Road, East City/State Columbus, Ohio Zip 43054
Phone # 614-775-4390 Fax # 614-775-4805 Email: bquackenbush@emht.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Kelley Caruso - Huntington Bank
PROPERTY OWNER SIGNATURE Olde Sawmill Square S/C
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brian Quackenbush, PE
of (1) MAILING ADDRESS 5500 New Albany Road E., Columbus, Ohio 43054
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at 7744 Sawmill Road, Columbus,
(2) per ADDRESS CARD FOR PROPERTY Ohio, 43016
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Olde Mill Square Shopping Center
191 W. Nationwide Blvd., #200
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Kelley Caruso - Huntington Bank
614-480-5173

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far Northwest Coalition
John Murley - President
3607 Waterbury Ln, Powell, Ohio 43065

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of January, in the year 2014

SIGNATURE OF NOTARY

My Commission Expires:

Notary Seal Here



(8) Tracy McVey
Notary Public, State of Ohio
My Commission Expires
07-14-2017

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APPLICANT

KELLEY CARUSO - HUNTINGTON BANK
37 W BROAD ST
COLUMBUS, OH 43215

AREA COMMISSION

JOHN MURLEY - FAR NORTHWEST COALITION
3607 WATERBURY LN
POWELL, OH 43065

273-008385

SAWMILL PARTNERS INVESTMENT CO NO II
1798 FREBIS AVE
COLUMBUS, OH 43206

590-192001

PATEL LALITKUMAR R
6068 NORTHCLIFF BLVD
DUBLIN, OH 43016

590-291869

WAL-MART REAL ESTATE BUSINESS TRUST
1301 S E 10TH ST, #5184
BENTONVILLE, AR 72716

PROPERTY OWNER

OLDE SAWMILL SQUARE SHOPPING CENTER
250 CIVIC CENTER DR, STE 500
COLUMBUS, OH 43215

273-012356

7675 SAWMILL LLC
7675 SAWMILL RD
DUBLIN, OH 43016

590-204212

SHALENDRA K & RASHMI PORWAL
5665 FRALEY CT
COLUMBUS, OH 43235

590-291870 – 590-291873

OLDE SAWMILL SQUARE SHOPPING CENTER
250 CIVIC CENTER DR, STE 500
COLUMBUS, OH 43215

AGENT

BRIAN QUACKENBUSH - EMH&T
5500 NEW ALBANY RD, E
COLUMBUS, OH 43054

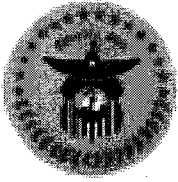
590-191304

MOO MOO SAWMILL LLC
42 HILL RD S
PICKERINGTON, OH 43147

590-278830

AMANDA M TROY
7762 SAWMILL RD
DUBLIN, OH 43016

14310-00019
7744 Sawmill Rd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00019
7744 Sawmill Rd.

One Stop Shop Zoning Report Date: Wed Jan 15 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: N/A

Mailing Address: 191 W NATIONWIDE BLVD
COLUMBUS, OHIO 43215

Owner: OLDE SAWMILL SQUARE SHOPPING C
Parcel Number: 590191339

ZONING INFORMATION

Zoning: Z73-016, Commercial, C4
effective 4/25/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SAWMILL ROAD RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

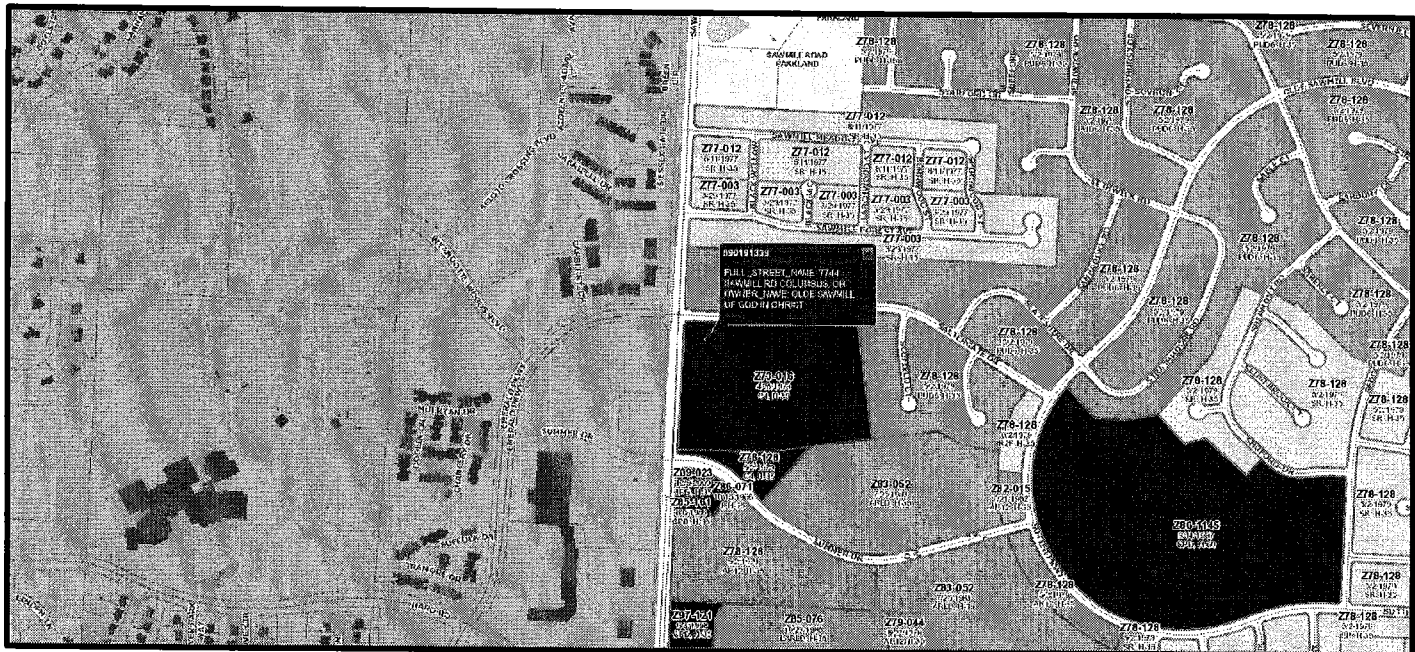
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00019

7744 Sawmill Rd.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Code section 3312.49 sets the maximum number of parking spaces for a 3,000 sf building at
15 spaces (1:200sf). We are requesting a variance to increase the amount of parking to 25 spaces.
A typical new Huntington Bank branch has 24 to 30 parking spaces, of which 10 would be used by
employees at the peak times.

Signature of Applicant

Date

1/13/14

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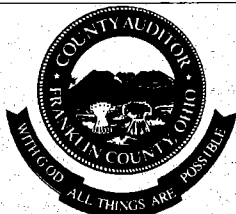
Please make all checks payable to the Columbus City Treasurer



Site Area
Building Sq
Minimum P
Space for
Grass Floor
Maximum P
Space for
Grass Floor
Parking P

3/14
Date

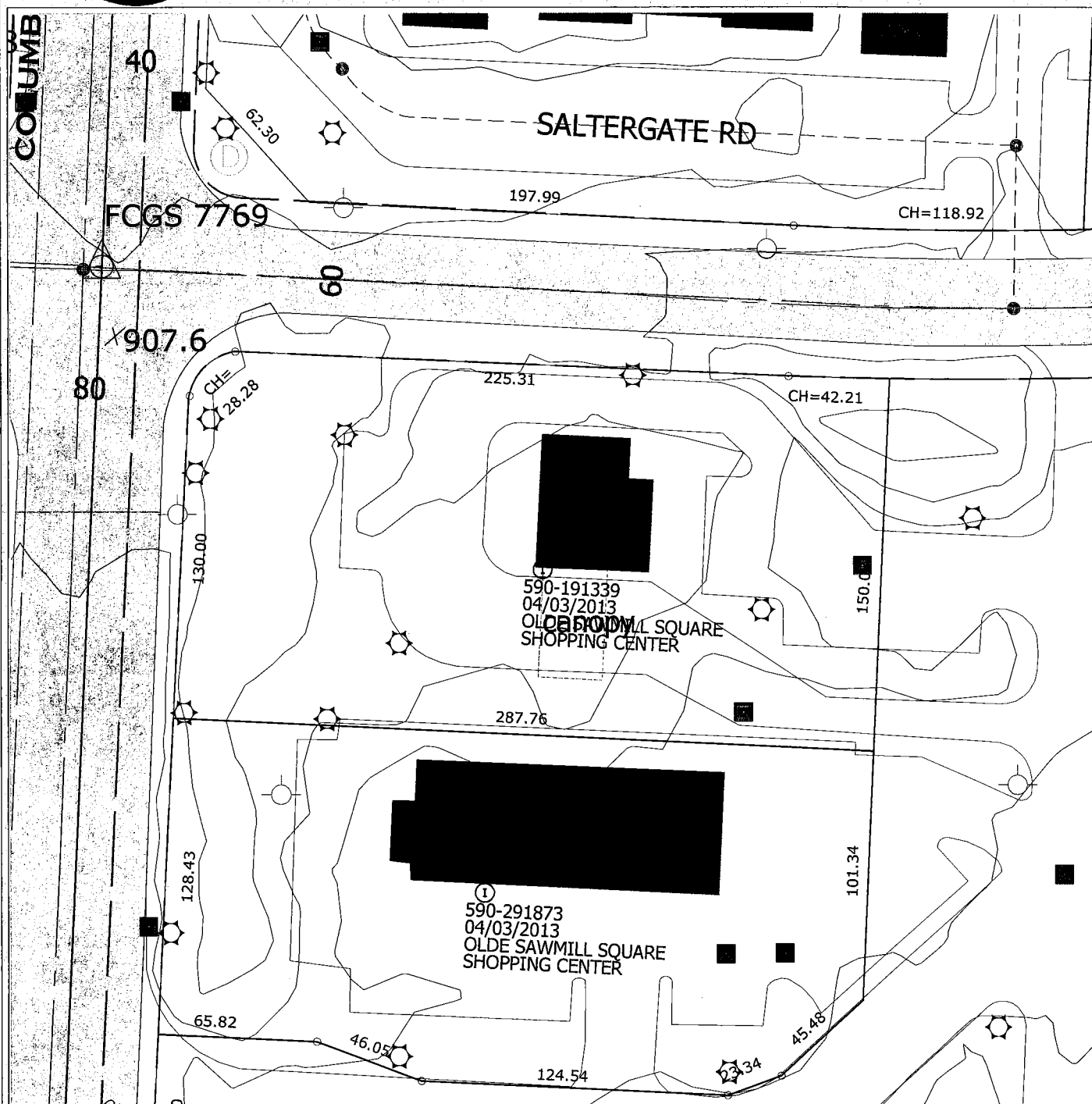
7744 Sawmill Rd.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 1/10/14



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are responsible for consulting information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00019
7744 Sawmill Rd.

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 590191339

Zoning Number: 7744

Street Name: SAWMILL RD

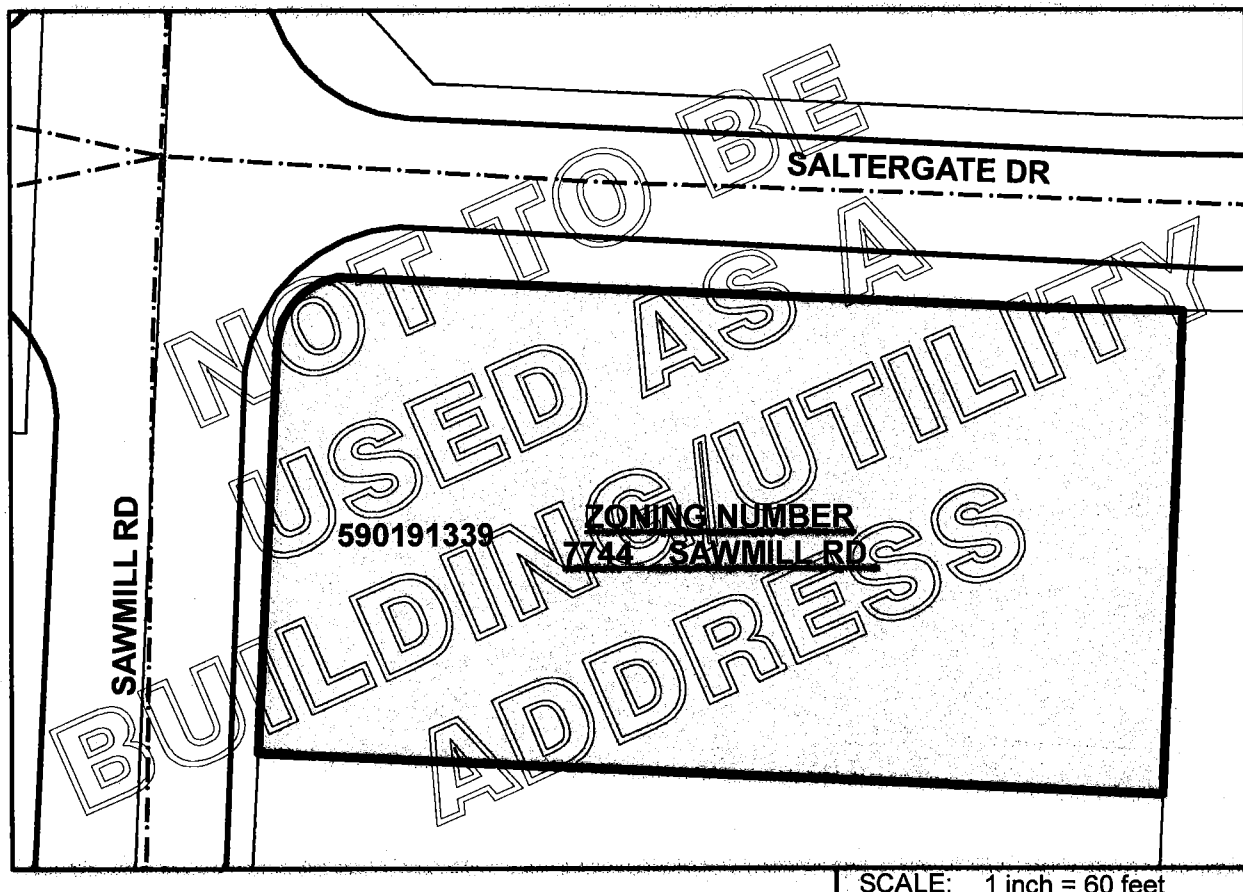
Lot Number N/A

Subdivision: N/A

Requested By: EMH&T (BRIAN QUACKENBUSH)

Issued By: *Patricia Austin*

Date: 1/9/2014



SCALE: 1 inch = 60 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 322



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

14310-00019
7744 Sawmill Rd.

Being first duly cautioned and sworn (NAME) Brian Quackenbush, PE
of (COMPLETE ADDRESS) 5500 New Albany Road E., Columbus, Ohio 43054
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Huntington Bank, 37 W. Broad Street, Columbus, Ohio 43215

Olde Sawmill Square Shopping Center, 250 Civic Center Drive, Ste. 500, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7/14/2017

Notary Seal Here



TRACY McVEY
Notary Public, State of Ohio
My Commission Expires
07-14-2017

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